



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



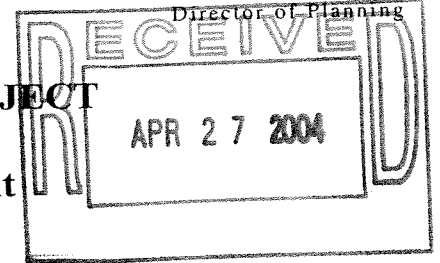
James E. Hartl, AICP
Director of Planning

NOTICE OF PREPARATION

CAMP BLOOMFIELD RENOVATION PROJECT

County Project No. 02-329

Conditional Use Permit, Oak Tree Permit



The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report for the project identified below. In compliance with Section 15082 of the CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency and interested parties involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION

The Project site is located at 35375 Mulholland Highway, in the Santa Monica Mountains, in an unincorporated portion of the County of Los Angeles (See Vicinity Map). The Project site is located approximately 2.5 miles from Pacific Coast Highway, immediately northwest of the City of Malibu, and within the California Coastal Zone. The site is surrounded by undeveloped land except to the north there is a single family residence.

The camp was established under Plot Plan No. 5982 (last revised and approved on May 14, 1969) and subsequently Conditional Use Permit (CUP) No. 224 (last revised Exhibit "A" approved on January 2, 1973). The existing structures (See Existing Site Plan) within Camp Bloomfield include a main dining hall, 12 sleeping cabins, an administrative office and infirmary, an outdoor pool and pool house, camp manager's residence, storage sheds, a horse/hay shelter, and restroom buildings. These structures total approximately 28,375 square feet. Existing on-site recreational facilities include a fishing pond, horse corral, play-yard climbing equipment, ropes course, mini-golf course south of the existing pond, a basketball/tennis court, and a baseball field near "Happy Hollow."

PROJECT DESCRIPTION

The Project proposes the renovation, replacement and the expansion, in some cases, of the facilities and infrastructure that comprise Camp Bloomfield (See Proposed Site Plan). The Project will repair and replace facilities that have deteriorated since their original construction in the 1950s as well as enabling the facility to implement requirements to be in compliance with the American with Disabilities Act (ADA). Although improvements will be made to the Camp, existing occupancy levels would not be increased under the proposed project.

Several structures on the site would be renovated as part of the Project. The dining hall, swimming pool, and horse shelter/corral will be renovated at their existing locations with no increase in square footage. The six boy's cabins will each be renovated and expanded to include an additional 300 square feet (1,800 in total) for showers and restrooms.

A number of the existing structures and facilities will be demolished and rebuilt in their existing locations. This improvement category includes the girl's cabins, the office/infirmery, the nature center, the camp manager's residence, the pool house, the arts and crafts building, and the water tanks. Several of these structures will be increased in size to more comfortably accommodate camp visitors and the collective capacity of the on-site water tanks will be increased. No temporary trailers/residence will be constructed during the renovation period.

The pond, rope course, climbing wall, mini-golf course, and tennis/basketball courts will be demolished, relocated, and rebuilt. Also, the bottom portion of the existing 30-inch storm drain culvert will be abandoned and re-routed to discharge 500 feet northwest of the existing location.

New structures include a 13,000 square foot lodge and a new 65-foot long by 20-foot wide vehicle bridge that spans the Arroyo Sequit.

Egress and ingress to the Project site will continue to occur via Mulholland Drive and the Project will require repaving and widening of the entrance road on the adjacent property, plus other interior camp roads, to meet Los Angeles County Fire Department fire and safety requirements.

The Project will result in a net increase of 26,225 square feet for a total facility square footage of 54,600.

DISCRETIONARY ACTIONS REQUESTED

Several discretionary action approvals from local, State, and Federal agencies will be required for the Project. These actions are listed below:

A new Conditional Use Permit is requested for the operation, renovation, replacement, and development of the structures/facilities on the Project site. Operation of a Camp/youth facility is permitted within A-1 zone, with the provision of a CUP.

The Project is also requesting an Oak Tree Permit for the removal of 38 oak trees and encroachment of approximately 64 others based on the proposed plan. On- and off-site road improvements would require the removal of 30 trees, while building construction would require the removal of 8 trees.

A General Permit for Storm Water Discharge Associated with Construction Activity Permit (Order No. 99-08-DWQ) and a Los Angeles County Permit (MS4 Permit; Order No. 01-182) are also requested from the State and/or Regional Water Quality Control Boards for discharge of storm waters from the Project site.

The Project will request a Coastal Development Permit for development within the Coastal Zone boundary. Approval from the California Coastal Commission is required for Project development. The project will also require Building Permits and Code Modifications from the County of Los Angeles Department of Public Works and any additional discretionary actions that may be required to implement the proposed Project.

POTENTIAL PROJECT IMPACTS

The County of Los Angeles, as the Lead Agency, has identified in the revised Initial Study (see attachment) the following environmental factors as having potential project-related impacts.

1. Geotechnical: The site contains areas that are mapped as both landslide and liquefaction hazard zones. Development of the Project may also be affected by subsidence, high groundwater levels and/or hydrocompaction.
2. Flood: The Project would place a sensitive use (i.e., a camp) along the Arroyo Sequit within a flood hazard zone.
3. Fire: The Project would place structures and people in a mapped wildfire hazard zone.
4. Noise: The camp facility is immediately adjacent to a single family residence and site construction and operation will have potential noise impacts on the residence.

5. Water Quality: Project construction would involve earthmoving activities that would expose soils to erosion that could lead to discharge of polluted runoff to the Arroyo Sequit.
6. Biota: Several sensitive, threatened or endangered species have the potential to occur on the project site. Also, oak trees, a protected tree in Los Angeles County, would be removed as part of the project.
7. Visual Qualities: The project site is located on Mulholland Highway which is scenic according the Los Angeles County General Plan.
8. Land Use: The proposed use exceeds the land use density currently allowed by the Malibu Local Coastal Plan.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the Notice of Preparation will be from April 28 to May 27, 2004. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **June 3, 2004**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Dr. Hsiao-ching Chen
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Tel: (213) 974 6461
Fax: (213) 626.0434

STAFF USE ONLY

PROJECT NUMBER: 02-329

CASES: CUP, OTP



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: December 12, 2003 Staff Member: Hsiao-ching Chen

Thomas Guide: 625 J-1, J-2 USGS Quad: Triunfo Pass

Location: 35375 Mulholland Highway, Malibu, California 90265

Description of Project: The project is a specialized camp (Camp Bloomfield) for blind children, youth, and their families. The proposed project includes renovation, demolition and construction of camp facilities that will result in a net increase of 26,225 sq.ft. to a total of 54,600 sq.ft. The maximum occupancy remains at 250 beds. In addition, a new bridge over the Arroyo Sequit will be constructed. Total of 32 employees on site during operation and operating hours are 24 hours when children are present. An Oak Tree Permit application is also required for removal of 38 oaks and encroachment of others as a result of (access) off-site road improvement as part of the fire safety requirements.

Gross Area: 39.04 acres (plus adjacent property)

Environmental Setting: Site is located north of Leo Carrillo State Beach Park near the western boundary of the Los Angeles County in the Santa Monica Mountains area. The access road is Mulholland Highway which situates entirely within the Arroyo Sequit Hydrologic Subarea of the Camarillo Hydrologic Area. The Arroyo Sequit stream channel and ESHA and adjacent alluvial terraces cover roughly 13% of the site. Site consists of lower portions of steep canyon slopes and valley floor landforms. Mulholland Highway and Arroyo Sequit pass diagonally across the property close to the southeast corner. Site vegetation includes riparian and oak woodlands, chaparral and coastal sage scrub communities. Site is surrounded by undeveloped land except to the north there is a single family residence..

Zoning: A-1-1

General Plan: Non-urban

Community/Area Wide Plan: Low Intensity Visitor Serving Commercial Recreation (Malibu Local Coastal Plan)

<u>Project Number</u>	<u>Description & Status</u>
<u>91-164</u>	<u>Camping recreation on 117.95 AC in A-1-1 (1/26/93 approved)</u>

REVIEWING AGENCIES

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ _____

[illegible]

☐ Subdivision Committee

☒ DPW: Watershed Mgt Division,
Design Division (Bridge),
Drainage and Grading,
Geotechnical and Material
Engineering, Flood Maintenance
Control

☒ Health Services: Rural,
Mountain

☒ Fire Department

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
			Potential Concern		
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Potentially liquefiable areas and mapped potentiall
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Arroyo Sequit, erosion, mudflow
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fire Zone 4
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Single family immediately adjacent
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Septic systems in SMM area
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Oaks, chaparral, listed species
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> On-site monitoring during construction required
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mulholland Hwy is scenic
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Land use density exceeds what LCP currently allows
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-urban hillside
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-ching Chen

Date: _____

Approved by: Daryl Koutnik

Date: 26 JANUARY 2004

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).
- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
(Consulted LA Co Safety Element-Plates 1 and 4)
- b. ☒ ☐ ☐ Is the project site located in an area containing a major landslide(s)?
Landslide Definite - greater than 100 acres (Consulted LA Co Safety Element-Plate 5)
- c. ☒ ☐ ☐ Is the project site located in an area having high slope instability?
Unstable - high potential for mass movement (ESRI Map - Triunfo Pass Quad., Variable 14)
- d. ☒ ☐ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Portions of the site are located within both mapped potentially liquefiable areas and mapped potentiall seismically induced landslide areas. (CA Seismic Hazard Zone Map, Triunfo Pass Quad.)*
- e. ☒ ☐ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
Site is a camp site.
- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Detailed liquefaction and seismic slope stability analyses. Public Works letter of 3/6/03 on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Arroyo Sequit
- b. ☒ ☐ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? 100-year flood area along the Arroyo Sequit is less than one mile downstream from the project site (Consulted LA Co Safety Element-Plate 6)
- c. ☒ ☐ ☐ Is the project site located in or subject to high mudflow conditions?
Medium to high potential mudflow (ESRI map Triunfo Pass Quad. - Variable 17)
- d. ☒ ☐ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?
Moderate to high soil erosion but not flood prone (ESRI map Triunfo Pass Quad. - Variable 23)
- e. ☒ ☐ ☐ Would the project substantially alter the existing drainage pattern of the site or area?
The proposed project may alter the hydrologic characteristics of the creek.
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Public Works letter of 3/6/03 on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
Fire Zone 4 (Consulted LA Co Safety Element-Plate 7)
- b. ☒ ☐ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Single means of access.
- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Two main fire stands located on-site: one is located adjacent to the main bridge and the other is located at the back door to the kitchen of the Dining Hall Facility (these two are fed by a 126,000 gallon water tank). Additional 100,000 gallons of water is available in the swimming pool and 100,000 gallons in the pond.
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
- ☒ Fuel Modification/Landscape Plan
- ☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS
- ☐ Project Design ☐ Compatible Use

Fire Department letter of 3/3/03 on file.

CONCLUSION

CONCLUSION
Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. ☒ ☐ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
Noise associated with camp activities. Single family residence immediately adjacent

- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
Temporary noise increase from construction activities

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Noise Analysis dated 12/2003 by PCR on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

<u>Site is located within the Santa Monica Mountains area</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?

_____ |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

<u>Utilization of septic systems in Santa Monica Mountains area</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

<u>NPDES permit required.</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

<u>NPDES permit required.</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>Site development is within 100 feet of drainage course.</u> |

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ ACOE letter of 2/14/03 on file ☒ Feasibility report required per Health Services letter of 2/25/03.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

Air Quality Analysis dated December 2003 by PCR on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe
a. ☒ ☐ ☐

Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

Arroyo Sequit ESHA, Significant Watershed

b. ☒ ☐ ☐

Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

New structures and associated fuel modification requirements.

c. ☒ ☐ ☐

Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

Arroyo Sequit

d. ☒ ☐ ☐

Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

Riparian oak woodland, chaparral, coastal sage scrub in close proximity to the stream

e. ☒ ☐ ☐

Does the project site and other areas which would be impacted by the project contain oak or other unique native trees (specify kinds of trees)?

Oaks.

f. ☒ ☐ ☐

Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

Southern Steelhead, CA red-legged frog, Least Bell's vireo, and Bank swallow

g. ☒ ☐ ☐

Other factors (e.g., wildlife corridor, adjacent open space linkage)?

Project is located within the Arroyo Sequit watershed which is considered a wildlife corridor.

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Oak Tree Permit

☒ ERB Review on 2/24/03

Biological Constraints Analysis of 11/02 and Oak Tree Report of 9/9/02 on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☒ Potentially significant

☐ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- Oaks
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- d. ☐ ☐ ☒ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- e. ☐ ☐ ☒ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f. ☐ ☐ ☐ Other factors? _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

Phase I Archaeology Report dated 1/4/02 on file. Monitoring of ground-disturbing activities during project construction.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
Mulholland Highway is scenic
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☒ Project Design ☐ Visual Report ☐ Compatible Use

Screening or landscaping may be required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- a. ☐ Yes ☒ No ☐ Maybe Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ Yes ☒ No ☐ Maybe Will the project result in any hazardous traffic conditions?

- c. ☐ Yes ☒ No ☐ Maybe Will the project result in parking problems with a subsequent impact on traffic conditions?
Sufficient parking spaces are provided.
- d. ☐ Yes ☒ No ☐ Maybe Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
Single means of access crossing stream course.
- e. ☐ Yes ☒ No ☐ Maybe Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? _____
- f. ☐ Yes ☒ No ☐ Maybe Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? _____
- g. ☐ Yes ☐ No ☐ Maybe Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

Visitors from Los Angeles, Ventura, or Oxnard usually take Pacific Coast Hwy North or South to Mulholland Hwy and travel 2.5 miles north along Mulholland Hwy. Visitors and employees coming from inland areas take the I-101 (North or South) to Kanan Road and travel South to Mulholland Hwy, and travel west along the Mulholland Hwy to the site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

N/A

SETTING/IMPACTS

- a. ☒ Yes ☐ No ☐ Maybe If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. ☒ Yes ☐ No ☐ Maybe Could the project create capacity problems in the sewer lines serving the project site?

- c. ☒ Yes ☐ No ☐ Maybe Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

Site is served by septic tanks.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

N/A

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
_____ |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? The nearest Fire Station is No. 99 which is 5.8 miles away; the nearest sheriff station is the Lost Hills Station, located at 27050 Agoura Road, Agoura, 91301.
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☒ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
No public water service available
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? Two main fire stands located on-site: one is located adjacent to the main bridge and the other is located at the back door to the kitchen of the Dining Hall Facility (these two are fed by a 126,000 gallon water tank). Additional 100,000 gallons of water is available in the swimming pool and 100,000 gallons in the pond.
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☒ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<u>Oil, pesticides, and paints are stored on site as part of the overall maintenance of the camp</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<u>Three 1,000 gallon propane tanks.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<u>Nearest single family residence is located approximately 600 feet from the facility</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?
<u>Site did not have any structures before 1947 when Camp Bloomfield purchased the property</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
_____ |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
_____ |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☒ All above-mentioned materials to be handled according to applicable codes.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
_____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>Proposed project density exceeds what LCP currently allows. Many of the structures, existing or proposed, also do not meet the minimum setback requirements.</u> |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☒ ☐ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- Biota
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

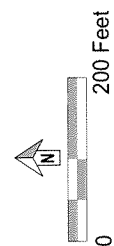


Figure 1
Existing Site Plan

